



Cathedral City

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FISCAL YEAR 2013

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SUMMARY OF PUBLIC COMMENTS
PROOF OF PUBLICATION
PR 03
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CPMP TABLES



Second Program Year CAPER-2013

The CPMP Second Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

GENERAL

Executive Summary

A Five-Year Consolidated Plan was prepared and submitted to the United States Department of Housing and Urban Development (HUD) in May 2012. The Consolidated Plan is a comprehensive document that establishes priorities, adopts strategies, and sets goals over a five-year period for addressing community development, housing and homeless needs. Also, the City is required to submit an Annual Action Plan which details how it proposes to meet the goals and objectives of the Five-Year Consolidated Plan. The Annual Action Plan details the projects and activities approved and funded. At the end of each fiscal year the City is required to prepare and submit a report that describes the progress it made implementing the recent fiscal years priorities. The report must detail the progress the City made in carrying out the community development and housing activities outlined in the Annual Action Plan and how it pertains to meeting the goals set-forth in the Five-Year Consolidated Plan. The end of the year fiscal report is referred to as the Consolidated Annual Performance Evaluation Report (CAPER).

Cathedral City's 2013-2014 CAPER is the second performance report of the 2012-2016 Consolidated Plan, which covers fiscal years 2012-2013, 2013-2014, 2014-2015, 2015-2016, and 2016-2017. The CAPER describes activities the City accomplished during the FY 2013-2014 Annual Action Plan and incorporates public comments received in regard to proposed activities and includes reports generated by HUD's Integrated Disbursement and Information System (IDIS), which reflect the accomplishments of the City and its national database.

The City of Cathedral City's 2012-2016 Consolidated Plan outlined several goals to meet community development and housing needs, including housing, neighborhood development, economic development, homelessness, and public services. The FY 2013 Annual Action Plan indicated high priority needs for the second year of the Consolidated Plan and the strategies and objectives to meet those goals.

The following summary identifies the activities that were accomplished during the 2013 reporting period:

1. Inland Fair Housing and Mediation Board (IFHMB) provided landlord tenant mediation services to approximately 700 households and anti-discrimination services to 200 households.
2. Cathedral (Senior) Center performed the educational recreational, social, and assistive services to over 600 members and 20,000 seniors' citizens. Staff assists active and homebound senior activities and services to prolong their livelihood and independence.

3. Emergency Homeless Shelter and case management services at Roy's Desert Resource Center. The shelter rehabilitated homeless persons and assisted families in gaining life skills; preventing these families from becoming homeless again.

4. For FY 2013, the initial funding for the Date Palm Drive Project was reallocated to Census Track 449.15 in the area known as South City for much needed street improvements. The South City Street Revitalization and Improvement Project allowed the City to increase the beneficial impact more residents in that area. This revitalization has been completed.

General Questions

Cathedral City's community needs were addressed in the 2012-2016 Consolidated Plan and in the 2013 Annual Action Plan. Strategies for both plans were broken down in to the following categories: Housing, Non-Housing and Economic Development. Areas of assessments outlined the goal, the objective and narrative detailing the activity and the accomplishment for the fiscal year 2013. Within each area includes a goal, objective, and narrative which outline the activity name and the accomplishments for the program year.

Activities that were funded this fiscal year addressed goals listed in the corresponding Consolidated Plan (2012-2016) and Annual Action Plan (2013). The initial Action Plan submitted maximized CDBG funding priorities for Target Areas within the City and low to moderate income persons. Cathedral City's 2013 Action Plan outlined activities that provided for sustainable communities, housing, non-housing needs. Amendments to the Action Plan were made to reestablish goals within the Target Area and provide maximum feasible priorities to very low, low, and moderate income persons.

Cathedral City outlined activities that included street improvements and public service activities. The City's public service activities consisted of allocating funds to the senior center and homeless shelter emergency services and case management. Funding was also allocated to the Inland Fair Housing and Mediation Board to provide Landlord-Tenant mediation and Anti-discrimination services to affirmatively further fair housing throughout the City.

Cathedral City was awarded an entitlement allocation of \$504,334 for Fiscal Year 2013. The Annual Plan submitted in May 2013 was approved by Cathedral City Council and HUD. The activities were completed during this reporting period and funding for the projects approved in the Annual Action Plan and the Action Plan Amendment was also approved. The City has drawn down \$142,585.06. Accomplishment data is detailed in the IDIS PR03 Activity Summary of Activities Report (GPR) and the PR26 Financial Summary report.

Contracts with public services providers have been implemented and completed within the fiscal year. All funding for the providers have been drawn down. The Date Palm/Varner Road Project that was detailed in the 2013 Annual Plan was amended administratively and allocated funds were reprogrammed to another street improvement project due to this area no longer qualifying as a Target Area. Cathedral City used this funding to resurface and revitalize residential streets in Census Track 449.15. These streets were badly deteriorated and in much need of repair. All projects approved in the 2013 Annual Action Plan have been completed.

Cathedral City does not administer a HOME Program but did administer a Revolving Sewer Loan Program utilizing CDBG funding. This program was administered through the City's Engineering Division offering qualified homeowners a loan of up to \$3,000 to connect to the respective jurisdictional agency's sewer system. In some cases the property also needed connection to the sewer lateral and loans were granted to accommodate the significant increase of services. Records were maintained for clients who utilized this loan program. Payments were made directly to the contractor and a lien was placed on the property until the loan is repaid in full. The City did not receive as much interest as it had expected from residents. The City plans to revise this program increase participation in the program.

Affirmatively Furthering Fair Housing

Impediments to Fair Housing Choice

Cathedral City did not have an Analysis of Impediments (AI) prior to the beginning of its entitlement. Upon completion of the current AI to Fair Housing Choice the City recognized the following Impediments:

Cathedral City Landlord-Tenant Conflicts resulted in a majority of the calls received by the Inland Fair Housing and Mediation Board (IFHMB). Many tenants called and complained mostly about repairs. A vast majority of the callers were persons of various races as opposed to the number of Caucasian callers. The Inland Fair Housing received several complaints regarding a low-income multi-housing unit located near City Hall regarding repair, drug peddling, and lack of onsite management.

Disability access was also another concern with fair housing. Typically, complaints regarding access for persons with disabilities indicate a shortage of accessible units and lack of understanding the needs of persons with disabilities. As the population increases and the baby boomer population ages the need for housing units with adequate disability access increases. The City will continue to rectify public accesses that are not up to ADA standards and contract with the Fair Housing Council to ensure that residents get the adequate access in their rental units.

Cathedral City staff and council recognize the importance and the numerous advantages of homeownership. The City supports and encourages any efforts that assist residents with expanding their homeownership opportunities. The City will continue to promote and provide programs that offer first time homebuyers, foreclosure recovery, and acquisition assistance. Efforts to expand homeownership will be a continuous.

The data collected from Inland Fair Housing and Mediation Board noted that a majority of the calls received from Cathedral City residents are from Hispanics and other households that are not Caucasian. This impediment to fair housing choice will be carefully reviewed. A general lack of understanding and knowledge regarding fair housing rights continues to exist.

Recommendations

In 2012, the AI identified barriers within the City to fair housing. Staff made the following recommendations to address the aforementioned fair housing issues. These recommendations served as a basis for the City to develop a comprehensive action plan to eliminate identified impediments. These recommendations are vital to the City and agencies that assist Cathedral City residents.

1. The City is in the process of reviewing and updating the current Housing Element. During the updating process the City will review and the current zoning ordinance and work to remove any provisions, language, and requirements that may be discriminatory. The Inland Fair Housing will work with the City to provide any fair housing technical assistance as needed or requested.
Timeline: No immediate action needed.
2. The Inland Fair Housing and Mediation Board will continue to provide services that include educational workshops focused on removing

impediments from disability access, racial discrimination, landlord-tenant mediation, First Time Homebuyer and any other issues that affect Cathedral City.

Timeline: On-going

3. The Inland Fair Housing will continue conducting workshops to educate residents on housing discrimination. And issues regarding race, ethnicity, family status, et. al. They will continue to provide services to address impediments identified in the 2012-2013 AI.

Timeline: On-going

4. The City will work closely with the Inland Fair Housing to expand community participation regarding fair housing workshops to renters and property managers/ owners. These services are available to the residents at no charge. Creating an atmosphere that educates renters and landlords will greatly reduce the discrimination complaints and increase awareness of fair housing rights and responsibilities.

Timeline: On-going

5. The City will continue to expand homeownership opportunities to low and moderate income households. The City does not administer a First Time Homebuyer Program. The County of Riverside administers the Neighborhood Stabilization Program for Cathedral City.

Underserved Needs

This subpopulation includes the elderly, large families, single parent, and persons with HIV/AIDS, mental and physical disabilities. Securing decent and affordable housing for these groups along with lack of state and federal financial assistance makes providing services extremely difficult. As of June 2014, the unemployment rate was 8.0% for the County of Riverside. For those that have employment the wage difference still makes finding decent housing out of reach. Households that do own their homes have difficulties maintaining them because of housing costs and relatively low wages.

The City offered a loan program to home owners to help them connect to the City sewer line. This program, through CDBG funding, was a way to assist the existing housing stock with rehabilitating and maintaining the home sewer system. The program was offered to residents at zero percent interest and deferred payments could be made to the City after the work was completed. Depending on the household income, payments were made within a three, five, or seven year term. Some homeowners needed additional assistance because of the need to connect to the lateral line. These homes were given additional time to repay the loan to the City.

There are very few new housing developments in the City which places a high priority on the preservation of existing units. The City of Cathedral City recognizes the need to rehabilitate the existing housing stock. The elderly populations along with lower income households are not able to maintain their homes because of their limited income. Although the City has not administered a housing rehabilitation program since the closure of the City's Redevelopment Agency, staff is diligently seeking funding opportunities that will provide these services to the residents.

LEVERAGING RESOURCES

The CDBG Entitlement Program does not require matching funds. Cathedral City did not leverage HUD resources with other public and/or private resources to assist the City in meeting its overall community objectives. Cathedral City has faced financial hardships in recent years. The City decided not to begin a project without the source of financing (CDBG) readily available.

Managing the Process

The City of Cathedral City's Engineering Division is responsible for the planning, development, and implementation of the CDBG Program. Through the use of CDBG funding, the City has placed maximum priority on assisting low to moderate income households, Target Areas, housing sustainability, and homeless needs. To better assist residents with needs that are not provided by the City directly, staff has collaborated with local, State, Federal, and Non-profit organizations including fair housing and homeless shelters.

Every effort to comply with CDBG regulations has been taken during the 2013 program year. HUD established specific requirements to implement the Consolidated Plan which includes citizen participation. The requirements set-forth included conducting public hearings, providing comment periods, and allowing for adequate public notification of these and other actions.

The projects outlined in the Annual Action Plan and Action Plan Amendment addressed the CDBG national objectives of:

- Benefitting at least 70% lower income persons;
- Prevention and/or elimination of slum and blight conditions;
- Various community needs having urgency due to existing blighted conditions; and
- Providing decent housing and suitable living conditions.

Activities described in the Five Year Consolidated Plan and Annual Action Plan is consistent with CDBG National Objectives. All files are maintained at the City and include appropriate documentation for each activity. Public service providers that have been funded through CDBG are familiar with the requirements which include billing, reporting, and reimbursement process. City staff continues to work with the providers to ensure that program requirements are being met and an emphasis on continual support for low to moderate income persons meet the national objective.

CDBG funded public service agencies are required to submit quarterly statistical reports and reimbursement statements. The Inland Fair Housing and Mediation Board submitted their reports on a monthly basis. Jewish Family Services, operator of Roy's Desert Resource Center submitted two reports along with the reimbursement request. The Cathedral Center submitted an annual report providing statistical data. City staff made calls, emails, and site visits to ensure the services were being served efficiently. Reports received from the public service providers were sufficient for City record keeping. All activities carried out through the sub recipients provided services that fit the CDBG national objectives. The City of Cathedral City complied with all CDBG program planning requirements as stated in the Five Year Consolidated Plan and Annual Action Plan.

Citizen Participation

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Cathedral City has met its citizen participation requirement for all CDBG activities. Citizen participation ensured that the City provided ample opportunities to the residents to express their concerns regarding the City. During the public meetings held in March and May the residents were made aware of CDBG national objective of providing maximum feasible priority to organizations that provide services that benefit senior citizens, youth, persons with special needs, homeless persons, and activities that aid in the elimination of slums and blights within the City's Target Area.

The City prepared its Draft Consolidated Annual Performance Evaluation Report (CAPER) for the period of July 1, 2013 through July 30, 2014. The CAPER was made available to citizens to review during the 15 day comment period beginning September 1 through September 15, 2014. A notice was placed in the local newspaper, The Desert Sun, of the availability of the CAPER. A public notice was also placed at City Hall. The public notice detailed how CDBG funding was spent and that spending was in accordance with the Five-Year Consolidated Plan and Annual Action Plan benefitting persons of low and moderate income persons. Residents wishing to view the CAPER could do so at City Hall, 68-700 Avenida Lalo Guerrero, or make written requests to the CDBG program. No public comments were received and the CAPER was submitted to HUD prior to the September 28 deadline.

Institutional Structure

The City of Cathedral City's institutional structure for administering services and programs from City departments, nonprofit organizations, and developers are as follows:

Community Development Department consists of Planning, Building and Safety, and Engineering. The *Engineering Division* has the lead responsibility in administering and implementing the Consolidated Plan, Annual Action Plan and all documents in accordance with federal regulations. In administering the program the City contracted sub-recipients for senior, homeless and fair housing programs. The sub recipients were required to have an executed agreement for the services and amount of funding provided prior to issuance of payments. The *Planning Division* performs functions that are directly related to development processes and ensures the standards of compliance are met with building and commercial developments. The *Building Division* ensures that the standard building codes are met. Codes set forth are based on national and state standards. Cathedral City's ordinance and mandates ensure that persons with disabilities have reasonable accommodations, new energy standards are met, and new construction follows guidelines.

Administrative Services Department is responsible for the City's finances, human resources, and information technology and procurement services.

Public Works is responsible for maintaining the City's public infrastructure which consists of streets, sewers, storm drains, waterlines, public parks, and beautification of the City.

Police Department is responsible for administration of crime and awareness. Cathedral City Police Department enforces the laws of the City and State of California.

Fire Department is responsible for emergency fire and medical services. This department manages the City's firework program as well as the smoke detector program.

Code Compliance is responsible for responding to complaints regarding residential and commercial properties. This division proactively identifies the violations on public and private property. The goal is to protect the health and public safety of the community and ensure that residents and businesses within City limits are complying with code.

The Housing Authority of Riverside County provides residents throughout the County with rental assistance to those that are eligible based on income. The Authority administers the Section 8 Rental Assistance Program. They also own and operate the affordable housing projects throughout the County and collaborate with local jurisdictions with rehabilitating and upgrading multi-family housing units.

Housing and Homeless Coalition of Riverside County (Board of Governance) is comprised of representatives from public, private, and nonprofit agencies including homeless and formerly homeless individuals that are committed to assisting in facilitating a continuum of care planning process throughout the County. This coalition assesses the need for affordable housing and homeless services countywide in order to provide a seamless delivery of services to those in need.

Department of Public and Social Services administers programs under the anti-poverty umbrella for the County of Riverside. The main goal for residents is to move them towards self-sufficiency and moving poor families from poverty. DPSS assists residents on many levels including child care, education, employment training, health and human services, homeless and housing.

Nonprofit Organizations play a vital role in the community by assisting the City implement the goals and objectives stated in the Consolidated Plan and Annual Action Plan. The two organizations that received funding are Fair Housing Council of Riverside County and Roy's Desert Resource Center (homeless shelter). Agreements were executed to ensure that the sub-recipients provided the resources they were assigned to.

Private participants may include lending institutions and development entities. Private lending sources provide low cost loans for affordable housing and rehabilitation projects. Developers are the primary providers of the available housing stock and are encouraged to participate in low income housing to be able to provide more housing choices for residents.

Monitoring

During FY 2013 the City utilized sub-recipients for a senior, homeless and fair housing needs. The sub-recipients were required to execute a written agreement which include CDBG specific language prior to requesting funds from the City. After the agreements were initiated the subrecipients were able to request reimbursement for work performed on behalf of Cathedral City. Inland Fair Housing provided landlord tenant mediation services, anti-discrimination resources, homebuyer education and other services to affirmatively further fair housing. Roy's Desert Resource Center provided emergency shelter services, case management, and other valuable services to persons that are homeless that will lead them to self-sufficiency. The Cathedral Center provided programs and services for the elderly community of the City. Prior to release of funds a desk review is conducted to ensure program compliance.

Inland Fair Housing and Mediation Board (IFHMB) provided monthly reports stating what accomplishments and work has been completed. Invoices for reimbursements were sent monthly with the documentation needed to provide payment requests. Progress reports were also sent on a monthly basis with a description of the services provided and the number of persons that were assisted. A year end audit is required and was supplied to the City by IFHMB to ensure the implementation and annual monitoring goals.

Roy's Desert Resource Center submitted two invoices for the work provided along with documentation to show that they have complied with CDBG objectives. An agreement was executed and a site visit occurred prior to the authorization of release of funds and before the end of the fiscal year. City staff coordinated with the director of the shelter to discuss goals that would be met.

The *Cathedral Center* submitted one invoice to the City for their Senior Support Services Program. This program offered educational, recreational, social and assistive services to active and homebound seniors to prolong their livelihood and independence. An agreement was executed and a monitoring evaluation was conducted to ensure program compliance.

As a CDBG grantee, Cathedral City must conduct at least two site monitoring visits. During site visits the recipients are monitored for compliance that coordinate with the terms and conditions of the executed contracts. It is vital that each sub-recipient maintain proper accounting procedures for future audits and to expedite requests for reimbursement. These procedures reduce the risk of non-compliance and create a system that better serves the City. Any violation of the executed contract will result in a suspension of release of funds and future site visits will occur to correct the violation.

Self-Evaluation:

The City of Cathedral City has met the overall goals of the community planning and development programs to develop and further viable communities by providing decent housing and suitable living environments. Furthermore, the City was able to expand economic opportunities for low and moderate income persons and households. In the City's Five-Year Consolidated Plan the housing needs identified focused on the low to moderate income households. A strategy was developed to meet the needs of the residents in that income category. The summary of goals are: maintaining and conserving the existing housing stock, expanding economic opportunities, addressing housing needs of low to moderate income households which include homeless and persons with special needs.

Cathedral City's downtown area is still in need of economic stimulation. Many businesses have closed due to the economic downturn, lack of foot traffic through the downtown, and the variety of residents residing in the neighboring Cove area. The downtown is comprised mostly of businesses, low income housing, Cove residents with fixed incomes and a gathering place for homeless individuals. The Cathedral City Senior Center is also located in this area which assists elderly residents in Cathedral City and Rancho Mirage with their elderly special needs.

The Cathedral Center Senior Center offered a variety of activities and events that stimulated the physical, mental, and social needs of the senior community. The Center provided fitness classes such as Zumba and yoga that focused on balance, stamina, and flexibility. The Center also provided meals to seniors through the program Meals on Wheels. The combination of these activities and programs motivated more senior to get out of their homes and become active.

The City's housing demographics is made up mostly of renters. There is an affordable housing complex near City Hall and the Cove neighborhood is made up of single family homes. The Cove homes are made up of a mix of renters and owners. Cathedral City's Dream Homes neighborhood consists of single family homes belonging to low to moderate income households. The homes show signs of deterioration and deferred maintenance. Homeowners are reluctant to rehabilitate their homes due to the costs of repair. The homes remain dilapidated and run down.

Cathedral City's Building and Safety Department continued to ensure that new developments complied with current Federal and State handicap accessibility requirements. Rental units also needed to provide accommodations to make units accessible to persons with special needs. There have been many complaints regarding an affordable housing complex in the City near the downtown area. Residents were dissatisfied about the management of the complex.

A vital role in the community is to maintain services for youth, seniors, persons with special needs, and the remainder of the population. Cathedral City relies on public and social services to assist residents where the City is not capable due to staffing or financial resources. It is crucial to maintain working relationships with public service providers to ensure the quality of life for the residents. Code compliance, police volunteers, and watch programs aid the City in public safety and maintaining safe, viable neighborhoods.

The objectives outlined in the City's Consolidated Plan places emphasis on the following: provide suitable living environments; provide accessible public facilities, infrastructure, economic development, and public services. Community Development is a main priority in the City. During the FY 2013 program year the City used CDBG funds towards street and sewer improvements. The Whitewater Neighborhood Park is currently in the process of development. Through CDBG the City was able to install a sewer drain and repaired the street around the park area. This park will attract many youth sports leagues to the area and provide a safe recreational facility for the residents. The park is located in one of the lowest income neighborhoods of the City and will benefit businesses in the area as well as residents. The Census Tract number for the Whitewater Park is 447.15 and is centered on predominately low income households.

The City continues search for new funding opportunities to provide more services that will assist the residents. Through public and private partnerships the City will be able to continue its mission of eliminating existing areas of slum and blight, economic development to provide more opportunities, and provide decent affordable housing for its residents.

Lead-based Paint

The City does not directly provide program funding for the reduction of lead based paint hazards in older homes. Riverside County offers the following programs to reduce lead based paint hazards:

Lead-Based Paint Hazard Control Program- Riverside County Office of Industrial Hygiene administers this program. The program is intended to evaluate and control lead hazards in low income housing units through inspection and testing samples. This office also provides treatment for those affected by lead based paint in the home. These activities are primarily for homes that were constructed prior to 1979 and will assist families with temporary relocation of families living in homes with lead based paint. OIH provides community outreach programs to educate County residents on the risks of lead poisoning to create awareness about the harmful effects and health risk regarding lead based paint hazards.

Lead Hazard Inspections for County Programs- Use of lead based paint was common and available until the 1970's. Lead based paint was banned in 1978 and has been a goal of Riverside County to eliminate all hazards since the ban of the paint took place. Through CDBG, HOME and RDA funding assistance for low to moderate income residents to abate the substance was possible. A majority of these programs to assist families with the actual abatement of lead based paint has disappeared do to the economic downturn. Home owners are responsible for the abatement of lead hazards but the County continues to provide educational assistance and medical care. The HOME Investment Partnership Program assists First Time Homebuyers with the cost of lead based paint removal if the home does have lead paint.

Childhood Lead Poisoning Prevention Program- the Office of Industrial Hygiene also administers the CLPPP to test and identify children who are at risk of lead poisoning based on the age of the housing stock in the area and other potential factors.

Lead Hazard Control Program- California State Law states that through Senate Bill 460, grants authority to local health departments to require the enforcement and prosecution of persons who refuse to abate lead hazards in housing occupied by low income families with children. This program is funded under the Senate Bill which further allowed changes to State health and housing laws making the creation of lead hazards a crime.

Fair Housing Council Lead-based Awareness Hazard Program- the Fair Housing Council of Riverside County administers a lead-based paint prevention program throughout the County. Their services include education, outreach, information, training and referrals.

Lead Hazard Control Outreach- OIH has a Memorandum of Understanding with the following agencies: Riverside County Economic Development Agency, Housing Authority of Riverside County, Desert Alliance for Community Empowerment; Cities of Riverside, Banning and Hemet, and the Community Action Partnership of Riverside County. The OIH sub-grants outreach services to the Center for Community Action and Environmental Justice and Fair Housing Council of Riverside County. These partners assist in the dissemination of information and promote lead based hazard programs to their clients.

HOUSING

Housing Needs

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

The City placed a high priority on maintaining the existing housing stock through rehabilitation. CDBG funding was used to assist homeowners with the connection fee to connect to the City sewer line. Approximately three homeowners were able to borrow CDBG funding to connect to the sewer system. The Revolving Loan Program for Sewer Connection Assistance was offered to residents at zero percent interest and terms of the agreement was repayable based on very low, low, or moderate incomes. Cathedral City Council members placed priority on septic tank abatement to protect the public health and safety of the residents. Many of the septic units were very old and not as efficient. The lack of efficiency of the units combined with City ordinance created the need for the council to mandate the connection to the City sewer.

Staff researched funding options to provide first-time homebuyer assistance and home rehabilitation programs for multi-unit affordable housing. HCD is a valuable resource that can benefit the City's mission to provide assistance to potential homeowners and low income residents. However, the funding availability was highly competitive and the City application was denied. The City will continue researching funding opportunities and/ or will amend the Consolidated Plan when funding becomes available through the HUD.

Cathedral City did approve the development an 84 unit multifamily housing project and neighborhood community center located on 3 parcels between Chia Place and Mia Place and west of the Whitewater Wash in the Dream Homes Neighborhood. National CORE's multifamily housing project will be located within the Multiple Family Residential Zoning District; which will include a community center. National CORE worked closely with Cathedral City, local businesses, residents, and other stakeholder to develop the multifamily housing project.

The City's Housing Element is being updated and addresses land use controls, site improvement, fees, permit cost and procedures, and other factors that may pose possible constraints on maintenance, development, and improvements. Through the Analysis of Impediments to Fair Housing the City will continue to conduct an analysis on an annual basis of possible impediments that may affect the current residential situation. Upon discovery of any findings that pose impediments to fair housing the City will work diligently to correct the situation to make fair housing equal opportunity a priority for Cathedral City residents.

Specific Housing Objectives

Cathedral City's housing objectives are to:

1. Maintain the affordability of decent housing
2. Maintain the availability and accessibility to decent housing
3. Sustainability of decent housing
4. Accessibility to suitable living environments
5. Sustainability of suitable living environments
6. Availability and accessibility to economic opportunity

During FY 2013 the City set forth objectives to support the demand for affordable housing in Cathedral City. The first goal is to expand home ownership through rehabilitation, preservation, acquisition, construction, and/ or assistance of first-time homebuyers. Prior to the becoming an entitlement community the County of Riverside administered the HOME program on behalf of the City. This program assisted first-time homebuyers with down payment assistance and home rehabilitation. The County discontinued this program for Cathedral City residents after June 30, 2013.

Mortgage Credit Certificate Program (MCC)

MCC is administered through the County of Riverside and allows qualified home buyers to reduce the amount of their federal income tax liability by an equal amount to a portion of the interest paid during the year on a home mortgage. This tax credit allows the buyers to qualify for a loan by increasing the income of the buyer. Riverside County's MCC Program provides a 15% rate which can be applied to the interest paid on mortgage loans. The borrower can claim a tax credit equal to 15% of the interest paid during the year. The borrower's taxes are being reduced by the amount of the credit which increases the take home pay by the amount of the credit. The buyer takes the remaining 85% interest as a deduction. When underwriting this kind of loan, a lender takes these factors in to consideration which allows the borrower to qualify for a larger loan. City staff will work with the County to promote this program more effectively in Cathedral City.

Neighborhood Stabilization Program (NSP)

Under Title III of Division B of the Housing and Economic Recovery Act of 2008, HUD created this policy to assist communities with redevelopment of abandoned and foreclosed homes under the Emergency Assistance for Redevelopment of Abandoned and Foreclosed Homes, known as the Neighborhood Stabilization Program. NSP is a section of the CDBG program which provides regulatory statutes for NSP and HOME provides a structure of affordability for NSP requirements. The County of Riverside administered the NSP program on behalf of the City.

Expand affordable rental housing through rehabilitation, preservation, acquisition and/or construction

As stated in the Consolidated Plan the City has set goals to improve residential energy efficiency in homes. Cathedral City has an Environmental Conservation Manager that is responsible for the water conservation program in which residents who remove any plants including grass that requires watering

are given a credit for. Also, through *Southern California Edison* they provide rebates for residents who purchase Energy Star products, summer discount program, and a multi-family energy efficiency rebate program. *Southern California Gas Company* also assists with Energy Star Appliance rebates and programs that assist with an analysis of savings incentives for potential builders. The City is researching funding for the Green Light Savings Program which assist homeowners rehabilitate their existing appliances, bulbs, windows, and assist with home improvements that will be more energy efficient.

The Code Compliance Division ensures that the residents maintain their properties to modern standards and that the residences do not pose potential health and safety issues to the neighbors. Homes and properties that are in violation of the City's ordinance are cited and required to correct the citation. Cathedral City's Police Department also has a Citizens On Patrol (COP) Division to assist Code Compliance and the department with ensuring public safety. Code Compliance is funded through the City's general fund which removes the CDBG limitations from the department to only provide services in Target Areas as designated in the Consolidated Plan and Annual Action Plan.

A recent review to the City's Housing Element indicated that if the Mountain View apartment complex repays the loan before 2014 they may be able to release the 280 restricted rentals. The loss of the affordability covenant poses potential risks to affordable housing stock throughout the City because the median household income in Cathedral City is approximately \$45,000. Households are unable to purchase homes without down payment assistance and struggle to pay the necessary bills.

Fair Housing and Equal Opportunity

The Inland Fair Housing and Mediation Board (IFHMB) is non-profit corporation that serves the San Bernardino County and parts of Riverside and Imperial Counties. IFHMB is contracted with the City of Cathedral City to resolve issues related to housing discrimination, homeownership sustainability, rental complaints, and court disputes through provisions of resource recommendation, education and mediation. The City allocates a portion of their administration and planning entitlement to pay for these services to affirmatively resolve fair housing issues. The funds for this program have been expended. A contract renewal is expected to occur upon confirmation of our approved FY 2014 Annual Action Plan. Complaints placed by tenants are investigated and upon findings the mediation board enforces federal and state rights to free housing from discriminatory practices. The IFHMB will work with social and community agencies to ensure that residents regardless of race, sex, marital status, ancestry, origin, familial status, religion, disability, sexual orientation, age or source of income also receive equal and fair housing choice. Pamphlets, brochures, posters, and newsletters are distributed throughout the City. Fair Housing also describes the rights and responsibilities of the landlord and tenant under the California Civil Code. IFHMB assists thousands of individuals each year with their many programs at no cost to the consumer.

Public Housing Strategy

Public housing is administered by the Riverside County Housing Authority. This organization manages the Section 8 voucher program on behalf of the cities and unincorporated areas of Riverside County. Residents are able to reside in units (apartments or homes) that are program eligible and live within the county where they wish. The selected unit must meet living standards, appropriate number of bedrooms for the household, and have reasonable rents limits. The Housing Authority suspended the ability for new participants with the exception of elderly persons 75 years and older, families of military personnel, and those with situations that are in immediate need of assistance.

The Family Self-Sufficiency (FSS) program assists Section 8 residents move toward economic independence from all sources of government assistance. The Homeownership Program assists eligible Section 8 participants that are also part of the FSS. The County continues outreach efforts to extend the program to residents. The goal of this program is to integrate and facilitate the transition of residents from public housing to self-sufficiency. Community service and self-sufficiency requirements are intended to assist public housing participants with improving their socio-economic situation towards upward mobility.

Project Based Assistance

Riverside County Housing Authority owns and manages over 400 rental units within the County. These units are occupied by families participating in the Affordable Public Housing Program. Families participating in this program pay rent according to their incomes. Approximately 30% of their adjusted gross income is applied toward rents and utilities. This program allows families to select from only the limited available units. The low rents charged by the Housing Authority are subsidized by HUD. Once a family moves from the location they can no longer receive assistance.

City staff participates in sub-committees that are geared toward assisting residents gain self-sufficiency. The County of Riverside Continuum of Care not only assists homeless persons or those that are risk of becoming homeless but they assist those that are integrating towards self-sufficiency. Cathedral City works with public and social service agencies to achieve the common goal of assisting residents become self-sufficient.

Barriers to Affordable Housing

CAPER Barriers to Affordable Housing response:

Cathedral City does not have a formal Housing Department following the dissolution of the City's RDA. There is one housing staff that receives rent payments on five units still occupied by residents that participated in the program under RDA. Staff is diligently seeking financial resources that will aid in the residents with affordable housing. The City's Housing Element is being reviewed and will look at impediments to ordinances, planning and zoning issues, and maintaining neighborhoods. Limited staff and financial resources place impediments on the City to provide housing and support related services for those transitioning out of homeless but City staff actively participates with the implementation of the Ten Year Plan to end homelessness.

The City of Cathedral City has taken the following actions to remove any existing barriers to affordable housing:

- Review inclusionary housing ordinances
- Implement streetscape improvements and commercial rehabilitation on older buildings near residential neighborhoods.
- Streamline permitting process for potential affordable housing developments.
- Review infill ordinances for housing units and secure financing.
- Secure financing to assist qualified homebuyers with down payment.
- Offer incentives to developers that are seeking to construct affordable housing units for low and moderate income residents.

- Offer incentives to area non-profits that build affordable housing.

HOME/ American Dream Down Payment Initiative (ADDI)

The City of Cathedral City is not a direct recipient of HOME or ADDI. The City previously applied for HOME funding through the State of California Department of Housing and Community Development (HCD). The application submitted was denied.

HOMELESS

Homeless Needs

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

Cathedral City staff worked closely with Riverside County Continuum of Care (CoC) and the Coachella Valley Association of Government to implement the Ten Year Plan to end homelessness. As noted in the City's Five-Year Consolidated Plan and Annual Action the City's plans are: 1) continue to support efforts of the COC with services ranging from emergency shelters, housing for chronically homeless, and 2) support agencies that provide supportive services for low to moderate income persons and those with special needs, including homeless and persons living with HIV.

Emergency Shelter Grant (ESG) provides funding to the County of Riverside and CalWorks. ESG funding provides additional financial assistance for emergency shelter needs throughout the County. Riverside County COC will continue working and collaborating with non-profit organizations, social service providers and local agencies to meet priority needs for homeless programs. Cathedral City was recently nominated to serve on the CoC Board of Governance. This will allow the City to become more engaged and contribute to its efforts to end homelessness. Cathedral City will work cohesively with the COC and the organizations directly involved with providing direct services to ensure that the goal of ending homelessness as stated in the Ten Year Plan to end homelessness is being met.

Cathedral City has set forth goals to assist with ending homelessness. The first goal is to *support non-profit agencies that provide assisted housing and support services to emergency shelters that assist homeless persons and/or families or those at risk of becoming homeless*. Through CDBG funding the City allocated **\$51,500 and has expended** the allocated amount to Roy's Desert Resource Center from FY 2013's entitlement. This emergency homeless shelter is managed by Jewish Family Services of San Diego and the center is located in neighboring city of North Palm Springs. The goal at Roy's Desert Resource Center is to provide case management, meals, client pick up and drop off locations in the morning and evening, education, job enhancement skills, counseling, referrals, and emergency shelter services to homeless persons and families. Clients at the shelter were placed on a program plan to assist them in becoming self-sufficient to break their cycle of homelessness. The funding provided by Cathedral City was expended on case management services for the clients staying at the Center. Services provided assisted 780 clients of extremely low, very low, and low income. Roy's is a closed campus and placed a curfew on the clients staying at the shelter. There are meeting rooms available for various organizations to provide services not offered at the shelter to enhance the self-sufficiency skills of the clients. Roy's campus is a safe, drug, alcohol, and violence free zone.

The Calvary Christian Center located in Cathedral City is another location where homeless persons and families may go to for assistance. Although they do not receive funding from the City, the center is a valuable resource for homeless persons and families throughout the City. Volunteers of the Center assisted with the 2013 Point In Time homeless count in Cathedral City. The Center also provides shelter, food, and clothing to persons in need.

Another goal of Cathedral City is to *support the COC to AID Homeless Persons/ Families to Transitional and Permanent Housing*. Cathedral City is committed to assisting homeless persons and collaborates with various agencies to provide emergency and transitional shelter for its homeless. State and County programs will be assisted along with the other service providers that are able to aid in the plan to end homelessness. Riverside County Department of Public and Social Services (DPSS) set forth goals that chronically homeless are the top priority throughout the County. Riverside County's 10 Year Plan to End Homelessness includes the addition of 500 units of permanent supportive housing that are specifically dedicated to chronically homeless. In order to enable this goal the CoC must apply funding towards permanent supportive housing.

DPSS will improve discharge planning with institutions to reduce the number of chronically homeless persons who are discharged and return to homelessness. DPSS will increase the number of homeless street outreach teams and advocate for chronically homeless persons in supportive services. Rental certificates will be made available through the Shelter Plus Care Program which provides housing and supportive services to chronically homeless persons in neighborhoods of their choosing. The Riverside County Department of Economic Assistance, ESG, and CDBG recipients will continue collaboration with organizations to develop and implement a comprehensive, County-wide Uniform Discharge Coordination Policy and Practices (DCPP). This has been created to assist with connecting homeless and persons facing homelessness with supportive housing choice and community based resources. The overall objective of this policy is to reduce the number of persons being released and discharged in to homeless shelters, unsuitable living environments or return to homelessness.

Specific Homeless Prevention Elements

Cathedral City supports the County of Riverside's plan to end chronic homelessness by the year 2015. During the FY 2013 program year DPSS and the CoC focused their efforts on expanding the number of beds, units, and services available within the homeless system of care. Currently, Riverside County CoC has 619 shelter beds, 876 transitional housing beds, and 332 units of permanent supportive housing. Funding for these services is from Federal, State, local and private resources. During the course of the last Five-Year Consolidated Plan by the County of Riverside, DPSS coordinated a planning initiative that included local government, public agencies, private agencies, homeless advocates, formerly homeless persons, and the business community to develop a ten year plan to end homelessness. Collaborative efforts to abolish homelessness from the aforementioned agencies resulted in the Riverside County 10 Year Strategy to End Homelessness which serves as the plan for all homeless activities in Riverside County.

The following objectives coincide with the County's Five year plan to serve unmet needs:

Prevention of New Homeless

- Implement a county-wide strategy geared towards ending homelessness which includes utility assistance, housing deposit assistance, landlord/tenant mediation, and short term rental

subsidies designed to prevent at least half of the 7,000 homeless that become homeless annually from becoming homeless during the five year strategy.

- Establish county-wide procedures to prevent homeless being discharged from public and private institutions back to their homeless embankments.

Ending Chronic Homelessness

- Expand programs to reach homeless through street teams. This method will allow social services to be provided directly to homeless in their locations. This goal is believed to reduce the number homeless by at least 10% and assist additional persons who have been homeless for more than a year.
- Create at least 150 shelter beds throughout the County for unsheltered homeless and encourage the participation in case management programs to reduce the length of time spent in emergency shelters.
- Create at least 500 units of permanent supportive housing for chronically homeless persons.

Address Needs of Homeless Families

- Create at least 75 additional transitional housing units with 225 beds to serve families living on the street and encourage these families to participate in case management programs to end their homelessness.
- Develop 1,500 units of permanent affordable housing units throughout the County for extremely low and low income residents who are homeless or at risk of becoming homeless.

Improve the Capacity of the Continuum of Care

- Engage in participation with homeless prevention programs, emergency shelters, transitional housing, permanent supportive housing, and related supportive service programs County-wide.
- Create a Housing Trust Fund that receives funding that applies towards ongoing sources specifically for the support of production and preservation of affordable housing; further fund homeless activities, and provide funding for additional support services.

Discharge Planning Policies

- Develop a “safe haven” program for chronically homeless adults that are mentally ill and have substance abuse issues.

Housing costs makes the number of persons at-risk of becoming homeless a concern with implementing goals. Affordable housing stock is in high demand, but with high rents and high home prices the challenges of providing affordable housing is perplexing.

The County of Riverside administers these valuable programs to Cathedral City residents.

- Homeless Prevention and Rapid Re-Housing (HPRP) is administered through the County of Riverside's Housing Authority. HPRP offers short term assistance (3 months) and medium term assistance (12 months) financial assistance to those that have the potential of becoming homeless due to sudden economic impacts. Assistance can also include security deposits, utility deposits, utility payments, moving cost assistance, and hotel vouchers. The program also assists to persons in the rapid re-housing programs that are homeless and are likely to remain housed through subsidies or no subsidies.
- Riverside County Emergency Food and Shelter Program (EFSP) provide rental assistance and nutrition assistance to residents that are homeless or at risk of becoming homeless. Funding is also available through EFSP to provide the first months' rent for households that have been evicted.

Emergency Shelter Grants (ESG)

Cathedral City does not receive ESG funding.

COMMUNITY DEVELOPMENT

Community Development

*Please refer to the Community Development Table in the Needs.xls in the Appendices.

Cathedral City's objective is to provide suitable living environments for non-housing community development needs and priorities including facilities, infrastructure, economic development and public services. The City established the following goals to meet the high need for public facilities, infrastructure improvements, and economic development. First, the City will provide improvements to community and public facilities. The City has utilized CDBG funding from the FY 2013 and applied it towards the construction of a storm drain and asphalt improvements at a neighborhood park located in a very low income neighborhood.

Whitewater North Drainage System - \$191,224, expended \$191,224

The balance from the Separation and Transfer Agreement between Riverside County EDA and Cathedral City was divided between the two projects at the Whitewater Neighborhood Park; the drainage system and the asphalt improvements. The drainage system around the park was installed through a change order during the rehabilitation of the South City street improvements. The funds originally allocated for the Asphalt Improvements were reprogrammed to the Square Mile South City Street Improvement Project which also included the neighborhood streets surrounding the park.

South City Street Improvements - \$700,000, expended \$41,170.79

For the FY 2014, Cathedral City chose to utilize CDBG funding for Capital Improvements Projects located in census tract 449.15. This area was selected to receive funding because of the urgent need to revitalize the area and expand economic opportunities and living areas within the City. Many of the streets in this census tract were badly deteriorated, with potholes, significant cracks and some streets with almost no hard-surface pavement. The South City Street Improvement project has been completed. The streets within the square mile neighborhood have been repaved.

Additionally, the City is committed to improving the existing infrastructures including ADA improvements. Cathedral City realizes the importance of having existing facilities accommodate those that need ADA accessibility. Cathedral City's Building and Safety division ensures that residential and business buildings are compliant to ADA standards. The Engineering Department ensures that reasonable ADA access to buildings is being met. Through use of CDBG funding the City contracts with Inland Fair Housing and Mediation Board to ensure that the residents have reasonable ADA access to their rental units and the unit is able to accommodate their special needs. Rental units that are not in compliance with ADA standards per resident need are referred to the Housing Council for investigation.

Finally, the City will consider investing CDBG funds into microenterprises to Retain and expand economic opportunities through job Creation and Retention. These activities would benefit very low, low, and moderate income persons by making economic opportunities available through job creation and retention. This method would enhance the City's aesthetic image and promote safety in areas of business. In consideration of Cathedral City unemployment rate, the creation of local jobs will allow residents to work in Cathedral City; expanding economic externalities.

Senior Residents, Children and At-Risk Youth, Persons with HIV/AIDS

Cathedral City has an abundant senior citizen population with limited incomes. These residents face many financial burdens varying from basic living expenses, mobility, and access to local amenities. The Cathedral (Senior) Center is a valuable resource for elderly persons to receive services and assistance that they are not able to receive from the County or City. The City has identified this sub-population of having the greatest challenges and receives high priority.

Cathedral City has also set goals to assist at-risk youth and children in the City. Currently, the City has a local soccer park to promote healthy living and a resource for children and families with local recreation. The City has numerous local parks, a Boys and Girls Club, Boxing Club, and resources for at-risk youth and children to turn to for assistance. Funding through CDBG has not been allocated to these organizations but the City does donate funding to these organizations through other funding sources.

Shelter from the Storm is an undisclosed shelter for abused women and children. This facility coordinates with the City's Police Department and assists those in need of immediate shelter. For FY 2013, Cathedral City did not allocate CDBG funding to this organization but has allocated CDBG funding for the next fiscal year to support this agency and assisting them in any manner necessary to carry out their mission of providing services for women and children in need of immediate shelter.

FY 2013 Annual Action Plan was a comprehensive annual plan created to place priority need on activities throughout the City. Activities carried out during this program year were consistent with the primary objectives of the CDBG program for developing viable urban communities by providing decent housing, suitable living environments, expand economic opportunities for low to moderate income persons/households.

Cathedral City's 2013 entitlement of \$504,334 was obtained after the approval of the Annual Action plan. Activities have been implemented and completed during this reporting period for which the IDIS PR 03 Activity Summary Report and PR 26 Financial Summary Report. Environmental Review records have been completed as required by the CDBG program and records are retained at the City. All non-profits accepting CDBG funds were required to have an executed contract, submit quarterly reports, and maintain proper files for desk audits. Cathedral City does not administer NSP, CalHOME, State and

Federal tax credits to implement goals and objectives identified in the Consolidated Plan. The CDBG Financial Summary Report (PR 26) for FY 2013 illustrates how the City utilized CDBG funding exclusively for HUD's national objectives and compliance. There were not any projects or activities that displaced any residents.

As previously mentioned, the Revolving Sewer Loan Program did not generate the participation the City had anticipated. Since the previous CAPER, the City was able to assist three more home owners before the end of the fiscal year. The homeowners were required to submit proof of income, tax return statements, and other documents to substantiate their need of assistance. Homeowners that qualified were of very low, low to moderate income households. The program places a lien on the property until the loan is repaid to the City. Upon completion of the loan the lien will be removed. At the end of the FY 2013 program year, only one household has not made any attempts to repay the City's loan. The City will continue to make contact to generate repayment activity. This program has been very useful to residents in order for them to bring their current septic system to City standards. Program income will be used for other community development projects.

The City does not retain any float funded activities. The City does not have any lump sum agreements. The City does not operate housing rehabilitation programs including NSP, Owner Occupied Rehabilitation, Senior Home Repair and Handicap Ramp for Senior/Disabled as described under Specific Housing Objectives. The City does not have a HUD approved neighborhood revitalization strategy.

Antipoverty Strategy

In Fiscal Year 2013, Cathedral City placed priority need on activities that assist individuals from living in poverty. Cathedral City supports activities that work to transition a homeless person with temporary shelter to permanent supportive housing. Cathedral City supports organizations that aid with permanent supportive housing and goals that identify with the HUD guidelines to end homelessness.

Cathedral City utilized CDBG funding to support an emergency homeless shelter, Roy's Desert Resource Center, to assist with homeless needs and case management. Calvary Christian Center is another faith based organization that also assists with homeless and substance abuse needs; however, this organization does not receive funding from Cathedral City. Roy's Desert Resource Center provides services to residents to assist with decreasing the poverty level. Programs at the Center include job enhancement skills, case management to break the cycle of homelessness, shelter services for families, and education. FIND Food Bank assists residents with food programs to alleviate the impact of grocery expenses to low income families. Shelter from the Storm, a domestic violence shelter, provides emergency services to women and children seeking shelter upon leaving an abusive housing situation. Cathedral City provides funding to this organization through the City's general fund. Substance abuse and domestic violence can lead to poverty because of the devastating and sudden loss of shelter.

Cathedral City is committed to preserving the existing affordable housing stock. Through the City's former Redevelopment Agency, there are five units that are still given Tenant-Based Rental Assistance. The County of Riverside Housing Authority administers the Section 8 Voucher program on behalf of the cities throughout the County.

Through the Continuum of Care, Board of Governance committee, City staff works with the Housing Authority to maximize the programs offered by the Housing Authority to assist those living in poverty. The City does not have the staff resources or financial capability to administer many of these programs.

Utilizing the County's resources will assist residents more efficiently due to the economies of scale. This strategy will significantly improve the lives of low-income families, elderly persons with fixed incomes, victims of domestic violence, single parent homes transitioning off public assistance and others that may not have been mentioned residing in Cathedral City.

Projects that indirectly affect the poverty level in the City include those that enhance the City's aesthetics, provide affordable housing, and housing sustainability. CDBG, HOME, and ESG funds are often times used as matching funds for other grants that reduce the number of households living in poverty. Other anti-poverty strategy programs include housing rehabilitation, affordable housing for renters, seniors, and persons with disabilities, emergency/ transitional/ permanent supportive housing, homeless and non-homeless support services, anti-crime, Section 8 Rental assistance, and job creation/ retention programs.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

Cathedral City supports organizations that assist residents with special needs such as supportive services for homeless, non-homeless, elderly, frail elderly, persons with disabilities including mental, physical, developmental, persons with HIV/AIDS and their families, persons with alcohol or other drug related addictions.

Cathedral City supports programs that assist persons that are not homeless but require supportive housing and special programs. This sub-population includes those leaving mental health institutions or physical health institutions. The focus is to have a healthy supply of affordable supportive housing so those in need are not released in to homelessness. A few programs that can assist with this are: Senior Home Repair, Handi-cap ramps, Habitat for Humanity, First Time Homebuyer Down Payment assistance, code enforcement, neighborhood watch, neighborhood stabilization program, Fair Housing Council of Riverside County, Section 8 Housing Voucher, and affordable public housing.

Specific HOPWA Objectives

*Please also refer to the HOPWA Table in the Needs.xls workbook.

Cathedral City is not a recipient of HOPWA funds. The City will support the Housing Authority of Riverside County for supportive services to assist persons with HIV/ AIDS.

OTHER NARRATIVE

Cathedral City will continue to promote and maintain programs to affirmatively further fair housing and procedures to assist residents. Fair Housing and Equal Opportunity programs will be implemented through Inland Fair Housing and Mediation Board (IFHMB). Program pamphlets, posters and reports will be provided at City Hall. Residents needing assistance will be referred to IFHMB in regard to Landlord/Tenant Mediation, discrimination, and basic tenant rights. Landlords will be required to adhere to anti-discriminatory rules and regulations in order to provide fair housing to tenants. Tenants needing assistance will also be held responsible in maintaining the units and adhere to property requirements as well.

Section 3 of HUD regulations requires that employment and other economic opportunities that receive HUD dollars provide to the greatest extent feasible, opportunities to low and moderate income persons. Residents that receive government assistance for housing are priority need recipients of the economic opportunities. These regulations are consistent with Federal, State, and local laws/ regulations.

Federally funded projects must have contracts that are included in the bid packages. Contractors are required to adhere to federal equal opportunity employment, affirmative action, Davis-Bacon, prevailing wages, small business, women's business, and other requirements that coincide with equal opportunity. Payroll certifications are required to be submitted to the City for all construction contracts. Use of fair housing wording will be utilized.

Cathedral City will contact community organizations, churches, special interest groups, and social service agencies when soliciting to persons in the housing market that are not likely to participate with special outreach efforts. Records will be maintained at the City to show that the City is adhering to affirmative marketing techniques. Section 3 requires that employment and economic opportunities funded by HUD be feasible, consistent with Federal, State and local laws, assist very low and low income persons, and provide economic opportunities to very low and low income persons within the community.

SUMMARY OF PUBLIC COMMENTS

A Notice of Availability was published in the local newspaper, the Desert Sun, on September 11, 2014. The Draft Consolidated Annual Performance and Evaluation Report (CAPER) was made available upon request at the Cathedral City Civic Center located at 68700 Avenida Lalo Guerrero, Cathedral City, CA 92234.

During the public comment period, Rosario Avila, a Cathedral City resident and business owner, attended the commenting session to ask questions regarding some of the goals in the CAPER to end homelessness. Ms. Avila and her family own and operate Villa Bakery located at 67470 Ramon Road. Ms. Avila's concern was the health and safety of a homeless person who frequently visits their business named Jim. After reviewing the draft CAPER, she wanted to know what the City can do to get Jim the help he needs. Staff shared information about the services Roy's Desert Resource Center provides to homeless persons.

City staff has communicated this information to Roy's Desert Resource Center. Roy's has contacted the Villa Bakery and provided the owner with the information for getting this person help.

Ms. Avila also had some questions related to a development project that was approved in May 2014. She was referred to the City's Planning Department for more information.